

# Williamson County, Tennessee



## *Williamson County Comprehensive Plan Update*

*Plan Forum  
September 6, 2005*

## *Outline of Tonight's Presentation*

- Results of Public Workshops
- Discussion of Vision, Goals, and Objectives
- Next Steps

## *Where we are in the process?*

- Project initiation
- Basic Inventories
- Development Trends and Demands
- Development Capacity
- Public Participation (periodic throughout process)
- **Policy Development**
- Plan Development
- Implementation Strategies

## *Purpose of the Workshops*

- To provide citizens with an opportunity to influence the plan
- To provide citizens with an opportunity to tell us what is important about your community
- To provide an opportunity for us to learn about community values as they relate to growth and development

## *Tentative Schedule of Workshops*

- October 3<sup>rd</sup> - Hillsboro Elementary
- October 4<sup>th</sup> - Page Middle School
- October 11<sup>th</sup> - Grassland Middle School

## *Results of the Workshops*



## *Consensus from the Workshops*

### Open Space

- There was a consensus between all the groups that open space was needed and should be preserved. The method by which this should be accomplished varied between groups; however, protection appeared to be most important. Additionally, the northern part of the county was particularly interested in Historic protection of the Harpeth River Valley.

## *Consensus from the Workshops*

### Transportation

- There was a consensus between all the groups that transportation was an issue affecting quality of life. The timing of the transportation network with development was a primary concern, in addition to the negative impacts transportation has as the county develops. Designation of Historic Roads was a concern in both the north and west part of the county. Funding was also a key issue with all the groups.



## *Consensus from the Workshops*

### Historic Preservation

- There was a consensus between all the groups that the county has a very unique history and was in need of protection. It was deemed that the history and the character of the county was very important and needed to be protected. Historic protection was emphasized in the north and west parts of the county.

## *Consensus from the Workshops*

### Resource Protection

- There was a consensus between all the groups that there are certain resources in the county that need protection. This includes, but not limited to, water quality, historic roads, stonewalls, farmland, forest land, the streams and the rural character.
- Flood control, stricter environmental standards and conservation of water were mentioned by all groups.
- The lack of water as it comes from the Harpeth. The quality of the water. What is the ability of current water supply to keep up with growth?

## *Consensus from the Workshops*

### Public Services

- There was a consensus between all the groups that additional public services were needed. Education was listed by each group, particularly the funding needed and how to pay for it.
- Fire, police, medical, healthcare, water and sewer were at the top.
- How will growth pay for itself? Commercial growth? Debt? Property taxes?
- Within other topics, there was a consensus that developers should donate land for schools or other means to build schools.

## *Consensus from the Workshops*

### Infrastructure

- Roads, the lack thereof, traffic lights, congestion, fire, medical, trash.
- Schools—the need to continue with the current expectations of the school system that has attracted so many to area.
- Sanitation—the use of new alternative septic technology as compared to allowing all new homes to use conventional septic systems. There is an uncertainty with the decentralized (Sheafer) Systems and the long term impacts of allowing them on a development by development basis rather than a regional basis. What if they fail?

## *Consensus from the Workshops*

### Utilities

- Aesthetics, capacity, and sewer were predominate in the north and east part of the county. The majority of issues regarding utilities were addressed within other headings.

## *Consensus from the Workshops*

### Planning in General

- There was a consensus between all the groups that sprawl was an issue and the development of farmland. A consensus was formed that zoning was needed to attempt to control sprawl.
- Infrastructure should be in place before growth is allowed.
- Annexation and P.C. 1101 were raised on several occasions in the both the east and west parts of the county.
- Establishment of a minimum lot size, however, a consensus to the minimum lot size was not reached between the groups.
- Abiding by the Land Use Plan.



## *Consensus from the Workshops*

### Intergovernmental Coordination

- Communication was the primary consensus reached between all the groups. There was a lack of communication between the governmental entities within the county, and that lack of communication made planning difficult.
- Education of both the public and the decision makers.

## *Consensus from the Workshops*

### Education

- All the groups reached a consensus that education was important. Duplication between the FSSD and Williamson County was raised, the need to increase development fees to pay for education (new schools), the present “Privilege Tax” was deemed inadequate, the use of a different “Formula” based on density, linking fees to the economy (?), the county paying for city growth, and the cost to the taxpayers.

## *Vision, Goals, and Strategies*

- Land Use
- Community Facilities and Services
- Transportation
- Natural and Cultural Resources
- Economic Development
- Housing
- Intergovernmental Coordination

## Definitions

- A **GOAL** is a desired end state or target that, if pursued over the long term, will contribute to the attainment of the community vision.
- An **OBJECTIVE** is a more specific (and often measurable) desired short term end, or benchmark, that in conjunction with the other objectives can cause the goal to be achieved.
- A **STRATEGY** is the actual action or tool that will be used to achieve the objective or goal.

## *Questions to Consider*

- Are there any goals or objectives proposed that you disagree with?
- Are there revisions or modifications you would suggest?
- Are there any goals or objectives that are missing?

## *Williamson County Vision*

*Williamson County will continue to be a rural county with new growth limited to agricultural and very low-density residential in designated rural areas; moderate-density residential and non-residential uses in limited Planned Growth Areas; and higher densities in designated areas around municipal boundaries. The character of rural historic landscapes and villages will be preserved and strengthened, and open spaces and environmental resources will be preserved as part of connected systems. Adequate public services and facilities will be available in a fiscally responsible manner concurrent with new development, with levels of service be coordinated with land use policies – areas designated for rural development will be provided with rural levels of services, and areas designated for higher or suburban densities will be provided with suburban levels of services. The Williamson County economy and housing stock will be strong and diverse, with economic development opportunities strategically focused in Planned Growth Areas and within the Urban Growth Boundaries.*



# *Land Use Goals and Objectives*

## *Land Use Goals and Objectives*

### Goal 1: Efficient Growth

Williamson County will grow and develop efficiently relative to the cost and timing of providing infrastructure and public services.

- *Objective 1:* Growth will be managed on the basis of available or planned public services and infrastructure. Infrastructure will be used as a tool to guide growth, not simply to react to market forces.

## *Land Use Goals and Objectives*

### Goal 1: Efficient Growth

- *Objective 2:* Land use will be planned in concert with public services and infrastructure. Low-density uses will be planned in areas not efficiently served by public services, and compatible higher densities will be planned in areas that can be efficiently served with public services.

## *Land Use Goals and Objectives*

### Goal 1: Efficient Growth

- *Objective 3:* A compact development pattern will be identified that results in a more cost efficient infrastructure expansion and the reduction in the perception and/or realities of urban sprawl. Open space and rural preservation, along with the protection of our natural resources will be promoted through a compact development pattern with new growth encouraged to occur in and around existing or planned population centers. Urban and suburban types of growth will be discouraged in rural areas that do not have sufficient services. **[Planning Consensus]**

## *Land Use Goals and Objectives*

### Goal 1: Efficient Growth

- *Objective 4:* The County will use this Comprehensive Plan as a tool for making development decisions regarding land use, zoning, and the expansion of public infrastructure. **[Planning Consensus]**

## *Land Use Goals and Objectives*

### Goal 2: Fiscally Sound Growth

Williamson County will grow and develop with a fiscally responsible land use pattern where new growth will fund its fair share of the costs of public services and facilities need as a result of that growth.

- *Objective 1:* The costs of growth will be allocated fairly between local governments and the development community. Growth should generally pay its own way and new developments should include appropriate road improvements, as well as public land dedications for schools, parks, and public service facilities that will be demanded by the new development. **[Public Services Consensus]**



## *Land Use Goals and Objectives*

### Goal 3: Suburban and Rural Distinctions

Existing and planned suburban areas will be stable, vibrant, and well defined; development in rural areas will be reflective of low-density developments that are designed to maintain the true rural character of the area.

- *Objective 1:* Distinctions between areas currently categorized into Rural districts, Estate districts, Suburban Estate districts, Suburban districts, Neighborhood Conservation districts, and Crossroad districts will be clearly defined in terms of appropriate land uses, quality and character of development designs, and their relationships to public services and facilities.

## *Land Use Goals and Objectives*

### Goal 3: Suburban and Rural Distinctions

- *Objective 2:* Growth will continue to be organized around a geographic system of Urban Growth Boundaries, Planned Growth Areas and Rural Areas, consistent with Tennessee Public Chapter 1101.

## *Land Use Goals and Objectives*

### Goal 3: Suburban and Rural Distinctions

- *Objective 3:* New urban or suburban development will be targeted in or around the existing cities and designated major activity areas at densities that promote an efficient utilization of land while being compatible with existing neighborhoods and municipal comprehensive plans.

## *Land Use Goals and Objectives*

### Goal 3: Suburban and Rural Distinctions

- *Objective 4:* Development in Rural Areas will maintain rural character. Lower gross densities will be preserved in those Rural Areas, with new development encouraged to permanently preserve open space, especially environmentally sensitive areas.

## *Land Use Goals and Objectives*

### Goal 3: Suburban and Rural Distinctions

- *Objective 5:* Existing villages and hamlets will be preserved through the creation of a focused area plan and development guidelines designed that allow new developments only when they are deemed to be compatible with the existing historic character of the area.

## *Land Use Goals and Objectives*

### Goal 3: Suburban and Rural Distinctions

- *Objective 6:* The continuation of agricultural and equestrian uses is encouraged as long as is feasible, but as such uses are converted to non-agricultural uses, the rural density, character and sensitive environmental features of the area will be preserved.



## *Land Use Goals and Objectives*

### Goal 4: Quality of Growth

Williamson County will ensure that land resources are allocated for uses that will accommodate and enhance the rural character, protect the natural and historic resources, ensure adequate community facilities, and provide a range of housing - resulting in the preservation of a high quality of life.

## *Land Use Goals and Objectives*

### Goal 4: Quality of Growth

- *Objective 1:* The opportunities presented by growth will be maximized, and the negative impacts of growth (i.e. traffic, land use, storm water, environmental, loss of community character) will be minimized.

## *Land Use Goals and Objectives*

### Goal 4: Quality of Growth

- *Objective 2:* The design quality and appearance of new development in Williamson County will be exemplary. High standards for residential and non-residential development quality will be implemented and enforced – with emphasis on land use compatibility, open space preservation, traffic impacts, and environmental impacts.

*Community Facilities and  
Services Goals and Objectives*

## *Community Facilities and Services Goals and Objectives*

### Goal 1: Efficient Public Facilities and Services

In order to foster an efficient provision of services, development will occur in a more compact form, with growth oriented in and around existing and planned service areas.

- *Objective 1:* Growth will generally be directed toward existing or planned service areas and pushed away from rural areas with rural levels of services.
- *Objective 2:* New residential uses (other than low-density rural residential) will be directed to areas that can be efficiently served with sanitary sewers or alternative sewer technologies.

## *Community Facilities and Services Goals and Objectives*

### Goal 2: Adequate Public Facilities and Services

Williamson County will ensure that public facilities have the capacity, are coordinated with the Comprehensive Plan, and are in place when needed to support and attract growth and development and maintain quality of life.

- *Objective 1:* New development will be served with public facilities that meet or exceed level of service standards for public facilities that will be developed or refined as part of the implementation of this plan.

## *Community Facilities and Services Goals and Objectives*

### Goal 2: Adequate Public Facilities and Services

- *Objective 2:* Fair and predictable standards will be developed for allocating infrastructure costs between the development community and the County.
- *Objective 3:* The County will focus alternative sewage technologies that promote higher density developments into areas where growth is encouraged.



## *Community Facilities and Services Goals and Objectives*

### Goal 2: Adequate Public Facilities and Services

- *Objective 4:* The County will establish policies and practices that control the location and operation of alternative sewage technologies with the interest of public health, safety and welfare in mind, either through regulation or through public operation and maintenance.

## *Community Facilities and Services Goals and Objectives*

### Goal 3: Government, Health, and Education

Williamson County will help provide adequate and accessible government facilities, health care facilities, and educational facilities to all of its citizens.

- *Objective 1:* Williamson County schools will meet and exceed all state requirements for education programs and facilities while continuing to identify alternative methods to fund educational services throughout the community. **[Education Consensus]**

# *Transportation Goals and Objectives*

## *Transportation Goals and Objectives*

### Goal 1: Adequate Transportation System

Williamson County will provide transportation system designed to move people and goods and provide a level of service that supports targeted economic development and maintains a high quality of life. **[Transportation Consensus]**

- *Objective 1:* Williamson County will coordinate with other municipal and regional agencies to plan for transportation improvements in a method that will improve the timing of development related to transportation improvements. **[Transportation Consensus]**

## *Transportation Goals and Objectives*

### Goal 1: Adequate Transportation System

- *Objective 2:* Williamson County will coordinate transportation improvements and level of service standards using the Comprehensive Plan as a tool. Specifically, Rural Areas that are intended to remain rural will continue to be provided with rural levels of service.

## *Transportation Goals and Objectives*

### Goal 2: Transportation Alternatives

Williamson County will continue to explore and promote mechanisms to alleviate traffic congestion through the use of alternative modes of transportation, and better management of the existing road network.

- *Objective 1:* Williamson County will continue to identify opportunities to incorporate public transit that may include a bus or trolley system.

**[Transportation Consensus]**

# *Natural and Cultural Resources Goals and Objectives*



## *Natural and Cultural Resources Goals and Objectives*

### Goal 1: Conservation and Protection

Williamson County will conserve and protect its natural environment, open spaces, and historic resources it has come to be known for.

- *Objective 1:* Williamson County will protect unique resources from the negative impacts of development including, but not limited to, water quality, historic roads and sites, stone walls, farmland, forests, streams and rural character. **[Resource Consensus]**

## *Natural and Cultural Resources Goals and Objectives*

### Goal 1: Conservation and Protection

- *Objective 2:* Williamson County will continue to implement and enforce measures designed to protect natural resources such as watershed protection, water conservation activities, stream and lake setbacks, and stricter floodplain controls. **[Resource Consensus]**
- *Objective 3:* The preservation of environmental quality will be promoted in planning for new development and public services. **[Resource Consensus]**

## *Natural and Cultural Resources Goals and Objectives*

### Goal 2: Open Space Preservation

Williamson County will promote the permanent preservation of open space systems throughout the County, with an emphasis on farmland, woodlands, hilltops and slopes and other environmentally sensitive areas.

- *Objective 1:* Williamson County will develop and implement coordinated plans for a linked system of open space and conservation areas.

## *Natural and Cultural Resources Goals and Objectives*

### Goal 2: Open Space Preservation

- *Objective 2:* Williamson County will develop a variety of public and private tools to preserve open space in order to maximize the opportunities to protect open space over the long-term. **[Open Space Consensus]**
- *Objective 3:* Williamson County will encourage the development of open space in individual developments. These open spaces will be coordinated with, and linked to open space in adjacent developments and other communities.

## *Natural and Cultural Resources Goals and Objectives*

### Goal 3: Historic Preservation

The preservation of Williamson County's historic resources will be promoted as an important contributor to the community's livability and quality of life, as well as the community's economic development. **[Historic Protection Consensus]**

- *Objective 1:* Williamson County will develop a plan that will help identify, and prioritize, significant historic resources within the community as well as a variety of methods to protect such resources long into the future.

# *Economic Development Goals and Objectives*



## *Economic Development Goals and Objectives*

### Goal 1: Balanced Economy

Williamson County will have a growing and balanced economy, which will equitably benefit all segments of the population and will be consistent with prudent management of the County's resources.

- *Objective 1:* Williamson County will promote the retention and expansion of existing businesses.



## *Economic Development Goals and Objectives*

### Goal 1: Balanced Economy

- *Objective 2:* Williamson County will use economic development opportunities as a method of funding growth and the related infrastructure and public facilities impacts that growth creates. **[Public Services Consensus]**
- *Objective 3:* Williamson County will focus economic development opportunities in Planned Growth Areas and within the Urban Growth Boundaries.

# *Housing Goals and Objectives*

## *Housing Goals and Objectives*

### Goal 1: Quality and Diverse Housing

Williamson County will have a balanced range of adequate and affordable housing options designed to meet the needs of its ever changing demographics.

- *Objective 1:* A better balance of housing price points will be targeted in order to provide a diverse range of housing options.
- *Objective 2:* Housing diversity will be further pursued to meet the needs of the County's changing demographics, including higher density and attached housing options in targeted areas, particularly targeted at the aging population.

# *Intergovernmental Coordination Goals and Objectives*

## *Intergovernmental Coordination Goals and Objectives*

### Goal 1: Regional Coordination

Regional coordination will be emphasized. This coordination will set regional priorities, identifies shared needs, and finds collaborative solutions, particularly related to problems that transcend local jurisdiction boundaries.

- *Objective 1:* Williamson County and the cities within the county will work together to achieve the mutual goals and policies and to efficiently plan for development in the community as a whole and not as individual parts.

**[Government Consensus]**

## *Intergovernmental Coordination Goals and Objectives*

### Goal 1: Regional Coordination

- *Objective 2:* Intergovernmental coordination mechanisms and processes will be explored and implemented with other jurisdictions in order to implement the policies of this Plan, including adjacent local governments, school boards, and other units of government providing services.  
**[Government Consensus]**

## *Intergovernmental Coordination Goals and Objectives*

### Goal 1: Regional Coordination

- *Objective 3:* Williamson County will develop mechanisms designed to coordinate with the applicable portions of its land use plan with the land use plans of the municipalities, school boards and other entities. These mechanisms will be designed to ensure compatibility with those various plans and will coordinate the locations of new facilities that affect land use patterns and services. **[Government Consensus]**



## *Intergovernmental Coordination Goals and Objectives*

### Goal 1: Regional Coordination

- *Objective 4:* Williamson County will develop mechanisms to resolve conflicts with other local governments, coordinate the impacts of development on adjacent areas or communities, share services or information, and engage in coordinated planning in Urban Growth Areas. **[Government Consensus]**

## *Intergovernmental Coordination Goals and Objectives*

### Goal 1: Regional Coordination

- *Objective 5:* Williamson County will develop intergovernmental tools in collaboration with the municipalities that address interim planning policies within the designated Urban Growth Boundaries prior to the time at which territory is annexed to the municipalities.

## *Questions and Answers*

# Williamson County, Tennessee

*www.williamsoncounty-  
tn.gov*

*We anticipate having the preceding PowerPoint and all the handouts on the Williamson County website in a few days. Copies, however, can be had by coming to the Planning Department's office in Suite 400 of the Williamson County Administrative Complex.*

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- Departments
- Ag EXPO Park
- Agricultural Extension
- Animal Control
- Archives
- Benefits
- Board of Education
- Budget & Purchasing
- Building Codes
- Codes Compliance
- Community Development
- Economic Development
- Election Registrar
- Emergency Communications
- Emergency Mgt Agency
- Engineering
- Health Department
- Highway
- Human Resources
- Information Technology
- Juvenile Services
- Library
- Medical Center
- Parks & Recreation
- Planning & Zoning
- Probation
- Property Mgt
- Recycling
- Rick Met

News More...

- Williamson County Fair  
1st Annual County Fair  
Friday, August 05, 2005
- Animal Shelter  
Special Adoption Day  
Saturday, June 11, 2005
- Channel 3 WC-TV  
This weeks programming  
Tuesday, May 10, 2005
- AgExpo Park  
Schedule of Events & News  
Wednesday, April 27, 2005
- Parks & Recreation Summer Camp  
2005 Summer Camp Info (ONLY)  
Monday, March 21, 2005

Calendar of Events

- Municipal Solid Waste Board  
Tuesday, May 24, 2005
- Property Committee  
Wednesday, May 25, 2005
- Board of Zoning Appeals  
Thursday, May 26, 2005
- Renaissance Festival  
Saturday, May 28, 2005
- Parks & Recreation Committee  
Tuesday, May 31, 2005
- Adjustments & Appeals Board  
Wednesday, June 01, 2005